145.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,400 / 678,400
					USE VALUE:	678,400 / 678,400
					ASSESSED:	678,400 / 678,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BISCAN ALAN W
Owner 2:	BISCAN CROWLEY HEATHER
Owner 3:	
Street 1:	33 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EGGLESTON KAREN N -
Owner 2:	LEE KESI CHRIS -
Street 1:	33 ARLMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5300.000	213,400	1,800	463,200	678,400
Total Card	0.122	213,400	1,800	463,200	678,400
Total Parcel	0.122	213,400	1,800	463,200	678,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.79 /Parcel: 409.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95587

GIS Ref

GIS Ref

Insp Date 11/17/99

!11387!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,400	1800	5,300.	463,200	678,400		Year end	12/23/2021
2021	101	FV	206,900	1800	5,300.	463,200	671,900		Year End Roll	12/10/2020
2020	101	FV	206,900	1800	5,300.	463,200	671,900	671,900	Year End Roll	12/18/2019
2019	101	FV	183,200	1900	5,300.	434,200	619,300	619,300	Year End Roll	1/3/2019
2018	101	FV	183,200	1900	5,300.	359,000	544,100	544,100	Year End Roll	12/20/2017
2017	101	FV	183,200	1900	5,300.	330,000	515,100	515,100	Year End Roll	1/3/2017
2016	101	FV	183,200	1900	5,300.	301,100	486,200	486,200	Year End	1/4/2016
2015	101	FV	172,500	2000	5,300.	295,300	469,800	469,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:26:03

LAST REV

Date	Time
08/28/07	08:56:50
hchinal	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11387

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EGGLESTON KAREN	47725-281		8/29/2006		397,000	No	No		
ONEILL PAUL X	33549-511		8/21/2001		330,000	No	No		
	20263-572		12/1/1989		140,000	No	No		Y

USER DEFINED

Prior Id # 1:	95587
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/1992	189		8,000					ERECT 36' DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
12/29/2006	MLS	HC	Helen Chinal
11/17/1999	Meas/Inspect	268	PATRIOT
4/2/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5300		Sq. Ft.	Site		0	80.	1.09	9									463,199						463,200	

Total AC/HA:	0.12167	Total SF/SM:	5300	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	463,199	Spl Credit		Total:	463,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	145.530
Other Features:	90250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291308
Depreciation:	77896
Depreciated Total:	213412

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

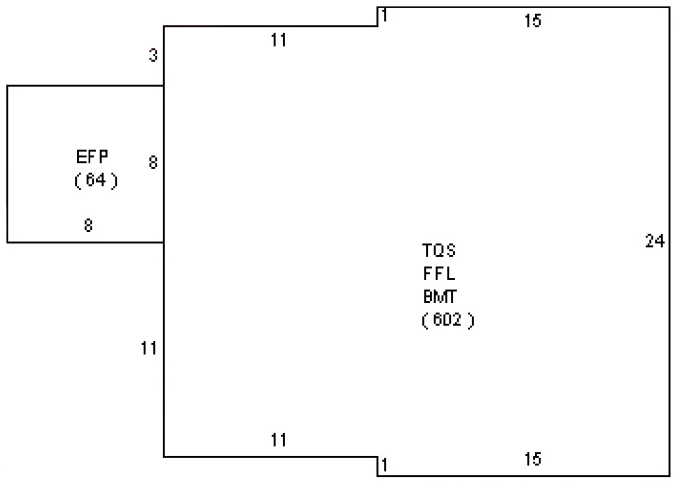
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.53
Special Features:	0	Val/Su Net:	124.07
Final Total:	213400	Val/Su SzAd	202.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	602	72.040	43,366
FFL	First Floor	602	145.530	87,609
TQS	3/4 Story	452	145.530	65,707
EFP	Enclos Porch	64	68.370	4,376

Net Sketched Area:	1,720		Total:	201,058	
Size Ad	1053.5	Gross Area	1870	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	18	A	AV	1996	54.86	T	18.4	101			800			800
19	Patio	D	Y	1	20X20	A	AV	1996	3.19	T	18.4	101			1,000			1,000

More:	N	Total Yard Items:	1,800	Total Special Featues:	
				Total:	1,800